

162.0

0001

0008.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

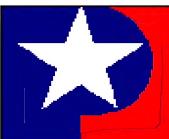
882,900 / 882,900

USE VALUE:

882,900 / 882,900

ASSESSED:

882,900 / 882,900


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
16		LINDEN ST, ARLINGTON

Legal Description							User Acct
							107832
							GIS Ref
							GIS Ref
							Insp Date
							10/01/18

OWNERSHIP

Unit #:

Owner 1: BOUJOUlian MICHAEL J
Owner 2:
Owner 3:

Street 1: 16 LINDEN STREET

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: MAC NEILL ELIZABETH T -

Owner 2: -

Street 1: 16 LINDEN STREET

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains .261 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1911, having primarily Wood Shingle Exterior and 2114 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		11375	Sq. Ft.	Site			0	70.	0.67	8									532,874						532,900	

PREVIOUS ASSESSMENT										Parcel ID	162.0-0001-0008.0	Date
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes			
2022	101	FV	344,500	5500	11,375.	532,900	882,900		Year end			12/23/2021
2021	101	FV	334,400	5500	11,375.	532,900	872,800		Year End Roll			12/10/2020
2020	101	FV	334,500	5500	11,375.	532,900	872,900	872,900	Year End Roll			12/18/2019
2019	101	FV	263,100	5500	11,375.	532,900	801,500	801,500	Year End Roll			1/3/2019
2018	101	FV	261,700	5500	11,375.	472,000	739,200	739,200	Year End Roll			12/20/2017
2017	101	FV	244,600	5500	11,375.	395,900	646,000	646,000	Year End Roll			1/3/2017
2016	101	FV	244,600	5500	11,375.	395,900	646,000	646,000	Year End			1/4/2016
2015	101	FV	238,500	5500	11,375.	342,600	586,600	586,600	Year End Roll			12/11/2014

SALES INFORMATION							TAX DISTRICT				PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes				
MAC NEILL ELIZA				48490-109		11/14/2006	544,900		No	No				
				10787-364		4/5/1965	No		N					

BUILDING PERMITS										ACTIVITY INFORMATION							
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name					
6/3/2016 726 Porch 12,000										Alteration side po							
9/10/2015 1308 Renovate 56,000										Remodel kitchen, r							

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type: 6	Colonial			Full Bath: 1	Rating: Very Good														
Sty Ht: 2A	2 Sty +Attic			A Bath:	Rating:														
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating: Very Good														
Foundation: 3 - BrickorStone				A 3QBth:	Rating:														
Frame: 1 - Wood				1/2 Bath: 1	Rating: Very Good														
Prime Wall: 1 - Wood Shingle				A HBth:	Rating:														
Sec Wall:				OthrFix:	Rating:														
Roof Struct: 2 - Hip				OTHER FEATURES															
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Very Good														
Color: GRAY				A Kits:	Rating:														
View / Desir:				Fpl: 1	Rating: Average														
GENERAL INFORMATION				WSFlue:	Rating:														
Grade: C - Average				CONDOS INFORMATION															
Year Blt: 1911		Eff Yr Blt:		Location:															
Alt LUC:		Alt %:		Total Units:															
Jurisdct: G18		Fact: .		Floor:															
Const Mod:				% Own:															
Lump Sum Adj:				Name:															
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN							
Avg Ht/FL: STD				Phys Cond: AV - Average	31. %	Exterior:				No Unit RMS BRS FL									
Prim Int Wal 2 - Plaster				Functional:	%	Interior:				1 7 4									
Sec Int Wall:				Economic:	%	Additions:													
Partition: T - Typical				Special:	%	Kitchen:													
Prim Floors: 3 - Hardwood				Override:	%	Baths:													
Sec Floors: 4 - Carpet 20 %				Total:	31 %	Plumbing:													
Bsmnt Flr: 12 - Concrete				CALC SUMMARY				Electric:											
Subfloor:				Basic \$ / SQ: 130.00				Heating:											
Bsmnt Gar:				Size Adj.: 1.14668870				General:											
Electric: 3 - Typical				Const Adj.: 0.99782026				Totals											
Insulation: 2 - Typical				Adj \$ / SQ: 148.745															
Int vs Ext: S				Other Features: 107242															
Heat Fuel: 2 - Gas				Grade Factor: 1.00															
Heat Type: 5 - Steam				NBHD Inf: 1.00000000															
# Heat Sys: 1				NBHD Mod:															
% Heated: 100	% AC: 100			LUC Factor: 1.00															
Solar HW: NO	Central Vac: NO			Adj Total: 499273															
% Com Wal	% Sprinkled			Depreciation: 154775															
Depreciated Total: 344498				WtAv\$/SQ: 1.00				Juris. Factor: 1.00				Before Depr: 148.74							
				Final Total: 344500				Special Features: 0				Val/Su Net: 81.15							
												Val/Su SzAd 162.96							
MOBILE HOME				Make:				Serial #				Year:				Color:			
SPEC FEATURES/YARD ITEMS																			
PARCEL ID 162.0-0001-0008.0																			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
3	Garage	D	Y	1	22X20	A	AV	1915	20.68	T	40	101			5,500		5,500		
More: N				Total Yard Items:				5,500				Total Special Features:				Total: 5,500			
RESIDENTIAL GRID																			
SKETCH																			
SUB AREA																			
SUB AREA DETAIL																			
Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten									
BMT	Basement	1,106	44.620	49,353															
FFL	First Floor	1,106	148.740	164,512															
SFL	Second Floor	1,008	148.740	149,935															
PAT	Patio	260	3.680	958															
UAT	Upper Attic	252	59.500	14,993															
EFP	Enclos Porch	250	38.030	9,508															
STG	Storage	154	7.280	1,122															
WDK	Deck	109	15.140	1,650															
Net Sketched Area: 4,245				Total:	392,031														
Size Ad	2114	Gross Area	5001	FinArea	2114														
IMAGE																			
AssessPro Patriot Properties, Inc																			